



MCFARLANE

COMMERCE PARK

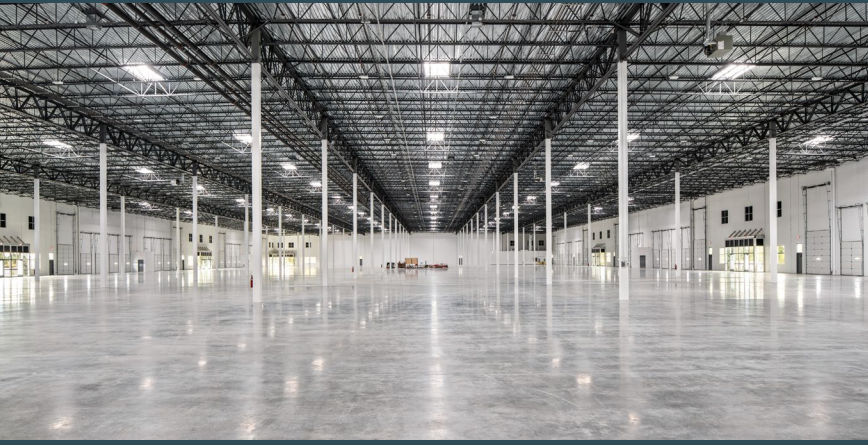


MCFARLANE BUILDING III

11603 W. McFarlane Road, Spokane, WA 99224












+/- 202,800 SF DIVISIBLE DOWN TO +/- 15,560 SF





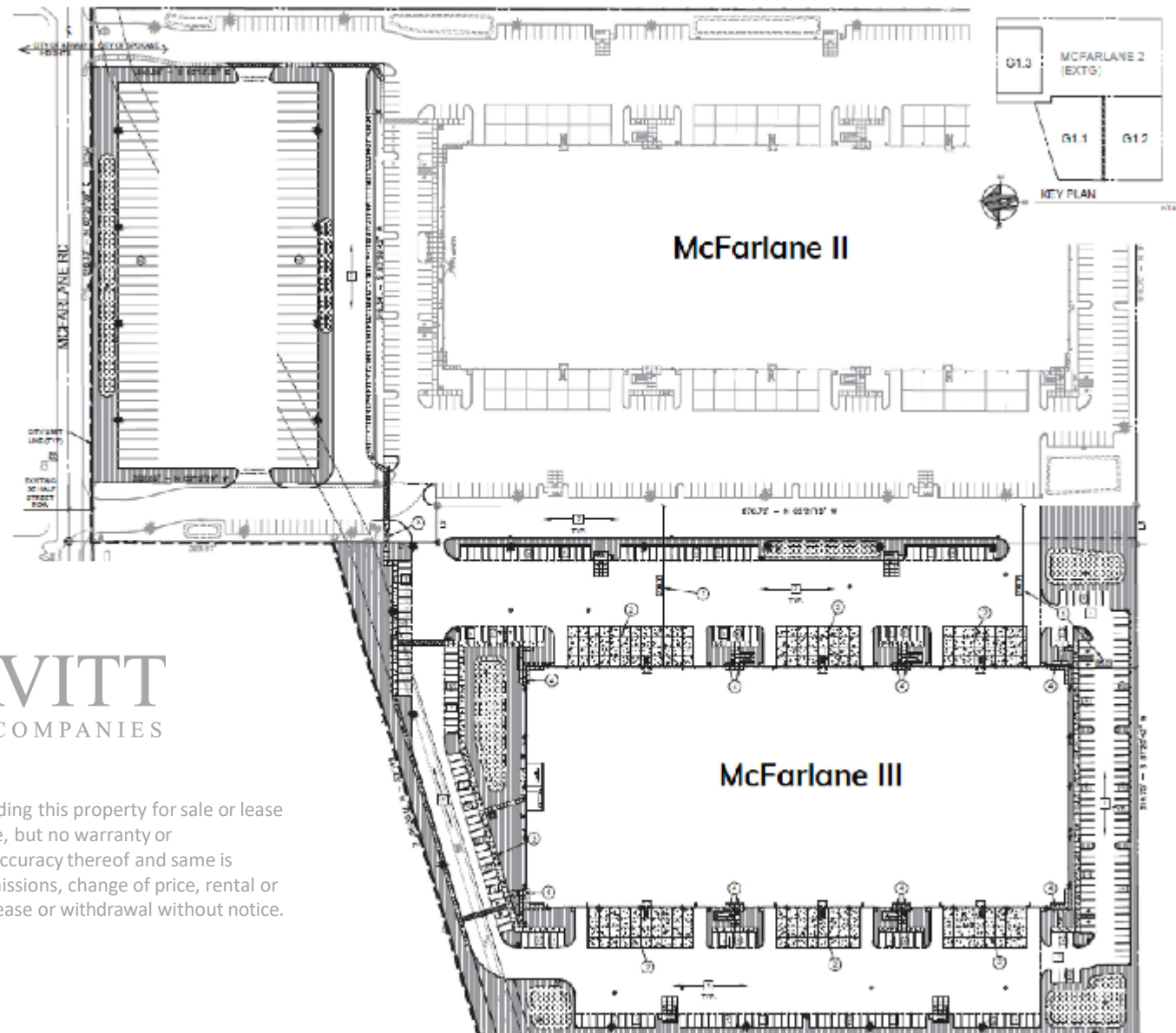
All information furnished regarding this property for sale or lease is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice.

PROPERTY DETAILS

	RATE	Contact Broker
	ZONE	Zoned 12 - Heavy Industrial
	SIZE	+/- 202,800 SF divisible down to +/- 15,560 SF
	AVAILABLE	Now
	LOCATION	Located in a qualified opportunity zone 3 miles from the i-90 Medical Lake interchange
	PARKING	1.5 car parks per 1,000 SF leased
	POWER	480V 3-phase power
	DOORS	48 dock doors 12 grade doors
	SPRINKLERS	ESFR sprinklers
	INTERIOR	Offices built to suit
	EXTERIOR	<ul style="list-style-type: none">• New concrete-tilt construction• 32' clear height 100'-150' truck courts• Cross-dock capabilities

**Trailer parking/outside storage is not a part of McFarlane 3; it is owned separately but could be available to lease to McFarlane tenants.*

PROPOSED SITE PLAN



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The site plan for Parcel B shows a rectangular plot with a proposed building layout. The building is divided into 12 units, each 15,000 SF, and a central area labeled 'PROPOSED BLDG. B' with a total area of 202,800 SF and a clear height of 15.5 feet. The building is surrounded by parking spaces and landscaped areas. The plan also shows the location of a pump room and an electrical room. The site is bounded by McFarlane Road to the west and a shared driveway to the north. The plan includes various dimensions and annotations for construction and landscaping.

UNIT 1 23,400 SF
UNIT 2 15,000 SF
UNIT 3 15,000 SF
UNIT 4 15,000 SF
UNIT 5 15,000 SF
UNIT 6 15,000 SF
UNIT 7 23,400 SF
UNIT 8 15,000 SF
UNIT 9 15,000 SF
UNIT 10 15,000 SF
UNIT 11 15,000 SF
UNIT 12 15,000 SF

PROPOSED BLDG. B
 202,800 SF
 15.5' CLEAR HEIGHT
 1.5' PARKING

PUMP RM
ELEC RM

PARCEL B

MC FARLANE ROAD

SHARED DRIVEWAY TO MC FARLANE ROAD

LEAVITT CAPITAL COMPANIES

8/0.12 W 21'8" N

40.00' 100.00' 150.00' 200.00' 300.00' 400.00' 500.00' 600.00' 700.00' 800.00' 900.00' 1000.00' 1100.00' 1200.00' 1300.00' 1400.00' 1500.00' 1600.00' 1700.00' 1800.00' 1900.00' 2000.00' 2100.00' 2200.00' 2300.00' 2400.00' 2500.00' 2600.00' 2700.00' 2800.00' 2900.00' 3000.00' 3100.00' 3200.00' 3300.00' 3400.00' 3500.00' 3600.00' 3700.00' 3800.00' 3900.00' 4000.00' 4100.00' 4200.00' 4300.00' 4400.00' 4500.00' 4600.00' 4700.00' 4800.00' 4900.00' 5000.00' 5100.00' 5200.00' 5300.00' 5400.00' 5500.00' 5600.00' 5700.00' 5800.00' 5900.00' 6000.00' 6100.00' 6200.00' 6300.00' 6400.00' 6500.00' 6600.00' 6700.00' 6800.00' 6900.00' 7000.00' 7100.00' 7200.00' 7300.00' 7400.00' 7500.00' 7600.00' 7700.00' 7800.00' 7900.00' 8000.00' 8100.00' 8200.00' 8300.00' 8400.00' 8500.00' 8600.00' 8700.00' 8800.00' 8900.00' 9000.00' 9100.00' 9200.00' 9300.00' 9400.00' 9500.00' 9600.00' 9700.00' 9800.00' 9900.00' 10000.00'

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AMENITIES PROXIMATE TO MCFARLANE III



RETAIL/RESTAURANTS

- WALMART SUPERCENTER
- STARBUCKS
- MASSELOW'S STEAKHOUSE
- RIVERBANK TAPHOUSE
- TACO BELL
- DAIRY QUEEN GRILL & CHILL
- DUTCH BROS
- NORTH 40 OUTFITTERS
- RUSTY MOOSE
- EXXON
- MAVERICK ADVENTURE'S FIRST STOP
- LES SCHWAB
- MONGOLIAN FRY
- CHIPOTLE MEXICAN GRILL
- YOKE'S FRESH MARKET
- MCDONALD'S
- KFC
- ZIP'S DRIVE-IN
- SALA THAI RESTAURANT
- SHAMUS'S SANDWICH SHOPPE
- AUTOZONE AUTO PARTS
- NOMNOM
- FATBURGER
- B&B THEATRES

HOTELS/LODGING

- NORTHERN QUEST RESORT
- STRATFORD SUITES
- ALL SEASONS MOTEL
- HILTON GARDEN INN
- SPOKANE TRIBE RESORT
- RAMADA BY WYNDHAM
- SPRINGHILL SUITES

McFARLANE III

11603 W McFarlane Rd, Spokane, WA 99224

- COEUR D'ALENE, ID +/- 40 MILES
- MISSOULA, MT +/- 200 MILES
- SEATTLE, WA +/- 275 MILES
- BOISE, ID +/- 400 MILES



McFARLANE III

SPOKANE

LIBERTY LAKE

SPOKANE VALLEY

SPOKANE INT'L AIRPORT

LOCATION INFORMATION

West McFarlane Business Park is located in the city of Airway Heights less than a mile from US-2. Spokane is a growing industrial hub servicing Eastern Washington, North Idaho, and Western Montana. The property is located east of downtown next to the Spokane International Airport, within the Spokane Qualified Opportunity Zone.